

**Washington County, Wisconsin
FY2017 U.S. EPA Community-Wide Coalition Assessment Grant
for Hazardous Substance & Petroleum Brownfields**

Cooperative Agreement No. BF-00E02304-1

**Quarterly Report No. 5
1st Quarter – Fiscal Year 2019
October 1, 2018 – December 31, 2018**

Submitted by:
Debora M. Sielski, Deputy Planning & Parks Administrator
Washington County Planning & Parks Department

January 30, 2019

**Washington County, Wisconsin
FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields
Cooperative Agreement No. BF-00E02304-1**

A. Project Title

Community Wide Assessment for Haz and Pet – Washington Co. WI

B. Name of Grantee

Washington County
333 E. Washington Street, Suite 2300
West Bend, WI 53095-2003

C. Cooperative Agreement

No.: BF-00E02304-1

Date of Award: 10/11/2017

Project Dates: 10/1/2017 – 09/30/2020

Grant Amount:

\$300,000 – Hazardous Substance Brownfields

\$300,000 – Petroleum Brownfields

D. Project Contact(s)

Project Manager:

Debora M. Sielski

Deputy Planning & Parks Administrator

333 E. Washington Street, Suite 2300

P.O. Box 2003

West Bend, WI 53095-2003

262-335-4772

Fax – 262-335-6868

deb.sielski@co.washington.wi.us

EPA Project Officer:

Stephanie Ross

77 West Jackson Blvd., SB-5J

Chicago, IL 60604-3507

ross.stephanied@epa.gov

312-886-0913

EPA Grant Specialist:

Kendra Kozak

Assistance Section, MC-10J

kozak.kendra@epa.gov

312-353-8834

E. Chief Executive

Donald Kriefall
County Board Chairperson
432 East Washington Street, Room 3029
P.O. Box 1986
West Bend, WI 53095-7986
262-335-4307
Fax – 262-306-2201
Don.kriefall@co.washington.wi.us

Submitted To:

Stephanie Ross
77 West Jackson Blvd., SB-5J
Chicago, IL 60604-3507
ross.stephanied@epa.gov
312-886-0913

**Washington County, Wisconsin
FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for Hazardous
Substance & Petroleum Brownfields
Cooperative Agreement No. BF-00E02304-1**

**Quarterly Report No. 5
1st Quarter – Fiscal Year 2019
October 1, 2018 – December 31, 2018**

I. PROGRAM INTRODUCTION

This report provides a summary of activities completed by Washington County, Wisconsin (the County) during the 1st quarter of Fiscal Year (FY) 2019 (October 1 through December 31, 2018) for implementation of the United States Environmental Protection Agency (U.S. EPA) Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields awarded to the County by the U.S. EPA in 2017. Washington County Planning and Parks Department is responsible for administering the grants.

The County's U.S. EPA-approved Implementation Work Plan describes five (5) tasks that are to be completed using funding from the grants. This report describes the status of each task as of December 31, 2018, provides an estimate of the degree of completion of each task, and provides a list of deliverables associated with each task. The tasks are described below:

Task No.	Task Name
0	Programmatic Activities
1	Brownfields Inventory and Site Prioritization
2	Conduct Phase I Environmental Site Assessment (ESAs)
3	Conduct Phase II ESAs, Site Investigations and Remedial/Reuse Planning Activities
4	Community Brownfields Area-Wide Redevelopment Planning
5	Community Outreach and Involvement

II. BUDGET OVERVIEW

The USEPA awarded a total grant of \$600,000 to the County including \$300,000 for Hazardous Substance Brownfields Assessment and \$300,000 for Petroleum Brownfields Assessment. The Assessment Grant budget includes \$7,800 for direct expenses for the County (travel and supplies) and \$592,200 for contracted services provided by environmental and other consulting firms. The total budget period cost is \$694,162.00 of which \$94,162 is the local in-kind contribution that will be provided by staff from the County, City of West Bend, City of Hartford, Village of Slinger, Village of Jackson, Village of Richfield, and Economic Development Washington County (EDWC).

The projects funded by this grant will advance the goals of the County's Site Redevelopment Program (SRP) and continue successes achieved to date through implementation of a previous U.S. EPA Brownfields Assessment Grant awarded in FY2014.

Building on the success of the FY2014 Assessment Grant, all five of the original Redevelopment Coalition members have committed to continuing their support for the County SRP and have entered into updated memorandums of agreement. As part of developing the grant, meetings were held with Coalition members to discuss priority redevelopment areas for possible future assessment. Each of the Coalition members selected the site or area that was their highest priority in need of assessment. Assessment needs for these sites are expected to utilize approximately one-third (\$200,000) of the grant funds with \$40,000 allocated for each of the Coalition partners. Additional sites will be selected based on the previously completed inventory and prioritization, as well as updates to be completed as part of the FY2017 grant.

There were four budget reallocation requests submitted to the U.S. EPA Project Officer during the 1st Quarter FY 2019. The reallocation requests were submitted on December 12, 2018 and approved by U.S. EPA on December 13. The Budget reallocations are outlined below.

Budget				
Task No.	Task Description	Approved Budget as of 10/11/17	Reallocation Requests this Quarter #1-4*	Current U.S. EPA Approved Budget as of 12/30/2018
0	Programmatic Activities	\$21,300	\$2,150.00	\$23,450.00
1	Brownfields Inventory and Site Prioritization	\$30,000.00	\$0.00	\$30,000.00
2	Phase I ESAs	\$96,000.00	\$0.00	\$96,000.00
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$341,000.00	(\$47,912.00)	\$293,088.00
4	Community Brownfields Area-wide Redevelopment Planning	\$50,000.00	\$0.00	\$50,000.00
5	Community Outreach and Involvement	\$61,700.00	\$45,762.00	\$107,462.00
	Total USEPA Grant	\$600,000	\$0	\$600,000

***US EPA Approved Budget Reallocation Requests**

Request 1 – \$32,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - \$10,000 for Stantec and \$22,000 for Vandewalle to attend Site Redevelopment Committee (SRC) and Project Management Team (PMT) meetings, provide assistance with reports, complete fact sheets, etc. for remainder of grant period. US EPA approval on 12/13/2018.

Request 2 – \$2,150.00 from Task 3 (Phase II ESAs) to Task 0 (Programmatic Activities) – for Vandewalle to provide assistance with required US EPA quarterly reporting. US EPA approval on 12/13/2018.

Request 3 – \$3,762.00 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - for EDWC to complete the Rock Falls Summit microsite. US EPA approval on 12/13/2018.

Request 4 – \$10,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) for the development of SRP Sustainability Strategies. US EPA approval on 12/13/2018.

III. MODIFICATIONS TO THE WORK PLAN

The following changes to the Work Plan were requested and approved as part of the budget reallocation described in Section II. Above during the 1st Fiscal Quarter.

Work Plan		
Type of Work Task	No. Of Deliverables in Implementation Work Plan	No. of Deliverables with Reallocation Requests #1-4 Approved
Phase I ESAs	24	24
Phase II ESAs	15	13
Asbestos & Haz. Material Surveys	8	8
ROARs and/or RAPs	6	6

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task as of December 31, 2018, including a summary of projects and activities approved, completed, or in progress. Also

summarized are deliverables for each task, an estimate of the percent complete, and a summary of scheduled activities to be performed during the 2nd Quarter of FY 2019.

Task 0 – Programmatic Activities

A. Task Description

This task includes preparing grant quarterly reports, quarterly Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting, and general communications about the Cooperative Agreement to the U.S. EPA. The current budget for this Task is \$23,450 which includes travel costs to attend U.S. EPA-sponsored National Brownfields conferences and for work by the environmental consultant to provide assistance with reporting and other eligible programmatic activities.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

None.

C. Completed Activities or Projects

As part of advancing the County's SRP and coordination of the Site Redevelopment Committee (SRC) and Coalition during the FY2014 grant, the County advanced a qualifications-based procurement process meeting the requirements of 40 CFR 31.36, in order to obtain the services of a consultant to assist with public meetings, evaluation, and initial scoring and prioritization of sites. The procurement process resulted in six proposals. Two firms were interviewed, and based on the interviews and previously submitted qualifications, a contract was executed which included the potential application for future brownfield assessment grants with Stantec Consulting Services Inc (Stantec).

In 2016, the County legal department reviewed the completed procurement process for consistency with U.S. EPA's updated procurement rules as detailed in CFR 200.317-326, and determined that the process used for the initial procurement was fully compliant with the updated requirements. The County reviewed the procurement process and scope for the initial request for qualifications with the U.S. EPA Project Officer, who confirmed that the process appeared to be compliant with the updated procurement requirements applicable to the FY2017 grant. The contract with Stantec was amended through execution of a new task order obligating the consultant to comply with the requirements of the FY2017 work plan and the cooperative agreement.

The County worked with the Project Team (Stantec, and Stantec subconsultants Vandewalle & Associates Inc. [Vandewalle], and EDWC) to complete the detailed roles and responsibilities as part of the contract with Stantec for grant implementation services. Vandewalle will assist with programmatic activities (Task 0) brownfields inventory and prioritization (Task 1), remedial action planning (Task 3), community brownfields area-wide redevelopment planning (Task 4), and community outreach and

involvement (Task 5). EDWC will assist with Tasks 0, 1, 3, 4, and 5 to include return on investment (ROI) impact analysis for brownfield redevelopment projects. The County and Stantec will assist with all tasks. Further detail is provided in the following sections.

2nd Quarter of FY 2018

During the 2nd Quarter of FY2018, the County finalized the memorandum of Agreements (MOAs) for review by the U.S. EPA Project Officer and distribution to Coalition partners. The U.S. EPA Project Officer reviewed and approved the MOAs on January 22, 2018. The County Project Manager provided the MOAs to each Coalition partner for review and approval on January 22, 2018. All MOAs were signed by coalition partners and submitted to the U.S. EPA on March 15, 2018. No grant funds could be expended until all five coalition partner MOAs were signed and provided to the U.S. EPA. The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2018 on January 30th.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, the County reviewed and approved the proposed contracts between Stantec and subconsultants Vandewalle and EDWC. Stantec then executed the subcontracts. The County prepared and submitted the Quarterly Report for the 2nd quarter of FY2018 on April 30. Stantec obtained ACRES identification numbers for the Former Barton Elementary School Property (No. 237327) located in the City of West Bend and the Former Jackson Mill Property (No. 237326) located in the Village of Jackson. Stantec assisted in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting as the size and complexity of Coalition Assessment Grants makes this a necessity. Initially, contract invoice summaries were streamlined to provide necessary data required to track and report financial data for the County, Stantec, Vandewalle, and EDWC as well as in-kind services for the Coalition partners. Additional streamlining measures will be evaluated and implemented during the 4th Quarter of FY2018.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, the County prepared and submitted the Quarterly Report for the 3rd quarter of FY2018 on July 30. Stantec obtained the ACRES identification number for the Former Brandt Printing, Inc. Property (No. 237555) in the Village of Slinger.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County prepared and submitted the Quarterly Report for the 4th quarter of FY2018 on October 30. A subconsultant contract was set up between Stantec and Patek Hospitality Consultants, Inc. for a Hotel Market Study, which was approved by U.S. EPA on September 24, 2018. The budget reallocations and Work Plan modifications described in Sections II. and III. were also developed and completed. ACRES reporting was also completed.

D. Activities or Projects in Progress

The County finalized the MOAs for review by the U.S. EPA Project Officer and distribution to Coalition partners. The U.S. EPA Project Officer reviewed and approved the MOAs on January 22, 2018. The County Project Manager provided the MOAs to each Coalition partner for review and approval on January 22, 2018.

2nd Quarter of FY 2018

Stantec drafted subconsultant contracts with Vandewalle and EDWC and submitted for their review.

3rd Quarter of FY 2018

Additional programmatic streamlining measures were evaluated for implementation.

4th Quarter of FY 2018

The County and the Partners initiated evaluation of real time project tracking via the County ARCGIS web application to further streamline project tracking.

1st Quarter of FY 2019

Evaluation of the use of ACRES 6.0 for submitting quarterly reports was ongoing. ACRES 6.0 has not yet been implemented by U.S. EPA.

E. Deliverables

2nd Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2018 on January 30th.

3rd Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 2nd Quarter of FY 2018 on April 30th.

4th Quarter of FY 2018

The County prepared and submitted the Quarterly Report for the 3rd Quarter of FY 2018 on July 30th.

1st Quarter of FY 2019

The County prepared and submitted the Quarterly Report for the 1st Quarter of FY 2019 on October 30th.

F. Percent Complete and Scheduled Activities

This task is currently approximately 20% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include finalizing the MOAs with Coalition Partners and ongoing oversight of project activities and required reporting.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Stantec will assist in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting as the size and complexity of Coalition Assessment Grants makes this a necessity. Other measures to streamline data management will also be evaluated. Stantec, Vandewalle and EDWC will finalize their contracts.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, Stantec will continue to assist in the evaluation of approaches to streamline reporting while capturing all relevant and required information for the U.S. EPA Quarterly Reports and other reporting. Other measures to streamline data management will also be evaluated.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County will continue evaluation and implementation of real time project tracking via the County ARCGIS web application to further streamline project tracking and reporting. Additional programmatic activities will be completed as appropriate.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, ACRES numbers will be requested for the Former West Bend Brewery Property, the West Bank Properties in West Bend, and the Main Street Properties in the City of Hartford. The County will continue evaluation of use of ACRES 6.0 to submit quarterly reports and implementation of real time project tracking via the County ARCGIS web application to further streamline project tracking and reporting. Additional programmatic activities will be completed as appropriate.

Task 1 – Brownfields Inventory and Site Prioritization

A. Task Description

This task includes the County working with Stantec and Vandewalle to build from the successful inventory and prioritization process completed in 2015, by integrating new sites into the inventory and removing sites that have been redeveloped. This task has a budget of \$30,000. The grant will fund ongoing site inventory and prioritization updates using the process developed in 2015. The County will integrate the Sanborn Fire Maps (purchased as part of the FY2014 grant) into the County Web Application Gallery. In an effort to create a sustainable redevelopment inventory and prioritization process, the County will work with Stantec and Vandewalle to develop a geographic information system (GIS) Web-based tool for local governments to update inventory and prioritize potential redevelopment sites within their community. This will streamline the current review process for the SRC when determining funding priorities. This task will also allow for enhanced systemization to EDWC's Brownfield Site Readiness Certification process, including the continued updates to the online

Redevelopment Tool including additional database GIS layers by the EDWC and a qualified consultant.

The current budget for Task 1 is \$30,000.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

None.

C. Completed Activities or Projects

2nd Quarter of FY 2018

During the 2nd Quarter of FY2018, Vandewalle reviewed the site redevelopment inventory materials from the previous grant in anticipation of developing the process to update the inventory for this grant.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Vandewalle and Stantec participated in conference call meetings with all coalition partners to discuss the status of sites identified as part of the FY2014 assessment grant, any new sites that have been identified, and other site issues in order to update the inventory and site selection/prioritization. Vandewalle also met internally to review past inventory process (i.e., site scoring criteria, etc.) and options for updating. Vandewalle also prepared a presentation for the SRC meeting on May 22 for further input from the Coalition Partners. Vandewalle also lead discussion regarding addition of new sites, removal of “completed” sites, and integration with the County GIS.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, the County, EDWC and subconsultants Vandewalle and Stantec met to update the inventory and site prioritization process to include new sites and remove “completed” sites. The new sites were also added to the online inventory map (GIS web map). The scoring process from 2015 (previous grant) was also reviewed. The new list of sites was scored for environmental, economic development potential, and other criteria. The new list and prioritization of sites was presented at the September 5, 2018 SRC meeting and was approved by the SRC.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, Vandewalle added the new sites to the inventory and prepared the final Inventory spreadsheet for the Washington County website. The new sites were added to the online inventory map (GIS web map).

D. Activities or Projects in Progress

2nd Quarter of FY 2018,

The County Project Manager, Stantec and Vandewalle is currently meeting with coalition partners including the City of Hartford, City of West Bend, Village of Richfield, Village of Slinger and Village of Jackson to confirm priority sites, discuss the status of existing known brownfield sites, any newly identified sites and prioritization/schedule of planned redevelopment projects.

3rd Quarter of FY 2018

The County Project Manager, Vandewalle, and Stantec continued the site inventory and prioritization update and GIS application with a goal of completing the application for presentation at the next SRC meeting scheduled for September 5.

4th Quarter of FY 2018

The County Project Manager, Vandewalle, and Stantec continued finalization of the site inventory spreadsheet for the Washington County website and the new online inventory map (GIS web map).

1st Quarter of FY 2019

None.

E. Deliverables

Vandewalle added the new sites to the inventory and prepared the final Inventory spreadsheet for the Washington County website. The new sites were added to the online inventory map (GIS web map).

F. Percent Complete and Scheduled Activities

This task is currently approximately 100% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include initiating the update to the Brownfields Inventory and Prioritization.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, Vandewalle and Stantec will be developing the process to update the existing site redevelopment inventory and prioritization of the top 15 sites for discussion with the SRC scheduled for May 22, 2018.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, The County Project manager, Vandewalle, and Stantec are continuing the site inventory and prioritization update and GIS application with a goal of completing the application for presentation at the next SRC meeting scheduled for September 5.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, The County Project Manager, Vandewalle, and Stantec will finalize the site inventory spreadsheet for the Washington County website and the new online inventory map (GIS web map).

2nd Quarter of FY 2019

None. This task is complete.

Task 2 – Conduct Phase I Environmental Site Assessments

A. Task Description

This task includes conducting Phase I ESAs. Under the direction of the County, the environmental consulting firm will complete Phase I ESAs at 24 sites. Prior to performing Phase I ESAs, eligibility determination request forms will be prepared and submitted to the U.S. EPA (for hazardous substance brownfields) or Wisconsin Department of Natural Resources (WDNR; for petroleum brownfields) for approval. Upon confirmation of eligibility, the County will execute access agreements for each parcel to be inspected as part of the Phase I ESAs, or potentially subject to Phase II ESAs as part of Task 3. Phase I ESAs will be completed in accordance with the All Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I Environmental Site Assessment Process.

This task has a budget of \$96,000.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

3rd Quarter of FY 2018

The eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson were approved by U.S. EPA.

4th Quarter of FY 2018

The eligibility determinations for work to be performed for the Former West Bend Brewing Site in West Bend and Brandt Printing, Inc. Site in Slinger were approved by WDNR and U.S. EPA, respectively.

1st Quarter of FY 2019

Stantec completed the initial eligibility determination for the West Bank properties in West Bend on October 11, 2018. EPA approved the determination on October 17. Stantec completed the hazardous substance eligibility determination for the West Bend Brewery Property on October 11. EPA approved the eligibility determination the same day. Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property in West Bend on October 12. WDNR approved the eligibility determinations on October 18. The EPA and WDNR approvals are provided in Attachment A.

The WDNR approved the petroleum eligibility determinations for the Former Gehl property and Former Blain property on October 23 and October 18, respectively.

C. Completed Activities or Projects

3rd Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson. The eligibility determinations were approved by U.S. EPA and site access agreements were executed with the County. The Phase I ESA site visits were completed by Stantec on June 21, 2018. Stantec also initiated preparation of eligibility determinations for the “West Bank” and Former West Bend Brewery properties located in West Bend.

4th Quarter of FY 2018

The Phase I ESA report for the Former Barton Elementary School Property was completed and submitted on July 6, 2018.

The Phase I ESA report for the Former Jackson Mill Property was also completed and submitted on July 6, 2018.

The petroleum eligibility determination request for the Former West Bend Brewing Site was submitted to the WDNR on August 2. WDNR approved the request on August 10, 2018.

Stantec completed the eligibility determination request for work to be performed for the Brandt Printing, Inc. Site on August 14. The U.S. EPA approved the eligibility determination request the same day. Following final approval of the site access agreement on August 22, Stantec completed the site visit on August 23, 2018. The Phase I ESA report was submitted on August 29, 2018.

1st Quarter of FY 2019

Stantec completed the eligibility determination for the West Bank properties in West Bend and submitted it to USEPA on October 11, 2018. USEPA approved the initial eligibility determination on October 17, 2018. Based on further review of the area and survey modifications, it was determined to add two parcels to the eligibility determination and too also submit an eligibility determination for Petroleum.

Stantec submitted the eligibility determination for the West Bend Brewery Property to U.S. EPA on October 11. U.S. EPA approved the determination on the same day. Phase I ESA research was initiated.

Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property on October 12. The WDNR approved the eligibility determinations on October 23 and October 18, respectively.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

Stantec is working to complete an eligibility determination for work to be performed for the Former Barton Elementary School property in West Bend.

3rd Quarter of FY 2018

Stantec is working to complete the Phase I ESAs for the Former Barton Elementary School property in West Bend as well as the Former Jackson Mill Property in Jackson. Stantec is also completing eligibility determinations for the “West Bank” and Former West Bend Brewery properties located in West Bend.

4th Quarter of FY 2018

The hazardous substance eligibility determination request for the Former West Bend Brewing Site was initiated and include the adjacent car wash and vacated street parcels. The County and Stantec also continued preparation of eligibility determinations for the “West Bank” properties located in West Bend.

1st Quarter of FY 2019

Stantec initiated preparation of eligibility determinations for the Main Street parcels in Hartford.

E. Deliverables

3rd Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former Barton Elementary School Property in West Bend as well as the Former Jackson Mill Property in Jackson (Attachment A).

4th Quarter of FY 2018

Stantec completed eligibility determinations for work to be performed for the Former West Bend Brewing Site and the Brandt Printing, Inc. Site in the Village of Slinger (Attachment A). The Phase I ESA report for the Brandt Printing, Inc. Site was submitted on August 29, 2018.

1st Quarter of FY 2019

Stantec completed the initial eligibility determination for the West Bank properties in West Bend on October 17, 2018. Stantec completed the hazardous substance eligibility determination for the West Bend Brewery Property on October 11. Stantec resubmitted the petroleum eligibility determinations for the Former Gehl property and Former Blain property in West Bend on October 12 (Attachment A).

F. Percent Complete and Scheduled Activities

This task is currently approximately 20% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd quarter of FY2018 include the County submitting eligibility determination requests, and provided sites are eligible, completing Phase I ESAs for high priority sites during the 3rd Quarter of FY2018.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Phase I ESAs will be scheduled and implemented. An eligibility determination and subsequent Phase I ESA will be performed for the Former Barton Elementary School property in the City of West Bend. The property is targeted for adaptive reuse of the historic school building as well as construction of additional buildings and facilities for affordable and market rate apartments.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, Stantec will complete the Phase I ESAs for the Former Barton Elementary School property in West Bend as well as the Former Jackson Mill site in Jackson. Stantec will also complete the eligibility determinations for the “West Bank” and Former West Bend Brewery properties located in West Bend. Phase I ESAs will be completed, as appropriate.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the County and Stantec will complete the hazardous substance eligibility determination request for the Former West Bend Brewing Site and the “West Bank” properties located in West Bend. Phase I ESAs will be completed, as appropriate.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, the eligibility determinations for the Main Street Properties in Hartford and the West Bank Properties in West Bend will be completed and Phase I ESAs initiated, as appropriate. The Phase I ESA will be completed for the West Bend Brewery Property.

Task 3 – Conduct Phase II Environmental Site Assessments, Site Investigations, and Remedial/Reuse Planning Activities

A. Task Description

This task includes conducting phase II ESAs, site investigations, and remedial/ reuse planning. On sites that meet the site-specific eligibility requirements, and are approved for use of U.S. EPA funds, by the U.S. EPA (hazardous substance brownfields) and/or WDNR (petroleum brownfields), the County may use the assessment funds to conduct

Phase II ESAs, site investigations, remedial planning and other brownfield reuse planning activities. Phase II site investigation activities are likely to include soil and groundwater sampling and may include magnetometer surveys, trenching to confirm anomalies, asbestos surveys and sampling for other hazardous building materials. Additional field services provided by U.S. EPA may include geophysical characterization, such as ground penetrating radar or electro-magnetic surveys. Greener and Sustainable Remediation principles will be incorporated into project tasks using the ASTM Greener Cleanup Standard Guide.

This task has a current budget of \$293,088 which includes completion of annual updates to the existing approved QAPP. Eligibility determinations (EDs) and/or access agreements may also be completed for Task 3 for any properties for which these were not performed as part of Phase I ESAs conducted as part of Task 2. It is anticipated that the scope of work and deliverables for this task to be completed by the environmental consulting firm will include:

- Approximately eight (8) site-specific sampling and analysis plans (SAPs) and health and safety plans (HASPs);
- Approximately fifteen (13) Phase II ESAs;
- Six (6) remedial action options reports (ROARs) and/ or remedial action plans (RAPs).
- Eight (8) asbestos and hazardous materials pre-demolition or renovation surveys.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

3rd Quarter of FY 2018

U.S. EPA approved the QAPP update on June 22, 2018 and authorized the County to begin Phase II ESA work.

4th Quarter of FY 2018

U.S. EPA approved the sampling and analysis plan (SAP) for the Phase II ESA at the Former Barton Elementary School Site on September 12. Use of funds for reuse and remedial costing was approved by U.S. EPA for the Former Niphos Site on July 23.

C. Completed Activities or Projects

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, Stantec initiated completion of the annual Quality Assurance Project Plan (QAPP) update.

3rd Quarter of FY 2018

Stantec attended a QAPP update call with Jan Pels and Stephanie Ross of U.S. EPA and Deb Sielski of the County on May 29, 2018. Based on the results of the call the QAPP update was completed, reviewed by the County and submitted to U.S. EPA on

June 19, 2018. U.S. EPA approved the QAPP update on June 22, 2018 and authorized the County to begin Phase II ESA work.

4th Quarter of FY 2018

Stantec prepared the site SAP for the Former Barton Elementary School Site dated August 22, 2018. U.S. EPA approved the SAP on September 12, 2018.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, Stantec completed the Phase II ESA report for the Former Barton Elementary School Site (October 26, 2018). Remedial Planning including discussions with the WDNR and developer and preparation of a materials management plan for the site were initiated. Stantec issued a reliance letter for the Phase I and II ESAs to the developer's financial backers.

Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12. A call to discuss the report with the client was conducted on the same day. Further discussions were held following the SRC meeting on November 14. The report will be revised to incorporate the comments received.

Site investigation activities were initiated for the Former Bermico Site. Previous sampling and analysis plan reports were reviewed and drillers were tentatively scheduled, pending site access.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

Stantec is coordinating with Jan Pels and Stephanie Ross of the U.S. EPA to complete the QAPP update.

3rd Quarter of FY 2018

Discussions began regarding completion of the Bermico Property site investigation in West Bend.

4th Quarter of FY 2018

Site field work for the Former Barton Elementary School was coordinated including coordination with site contractors, the laboratory and school district (owner). The site geophysical survey was performed on September 17 and borehole locations marked. Soil boring and groundwater monitoring well installation was performed on September 19 and 20th, 2018. Soil samples were submitted to the analytical laboratory. Groundwater samples were collected on September 21, 2018. Field data reduction was initiated (borehole logs, tables, etc.). Report preparation was initiated.

Stantec reviewed the previous approved SAP for the Former Bermico Site and evaluated tasks required to move the project forward. Stantec met with the City of West Bend and Washington County to discuss appropriate actions with respect to the property owner.

Stantec and Vandewalle attended a call with the City of Slinger regarding reuse scenarios for the former Niphos Site. Stantec initiated cost estimating for the reuse scenarios and discussed the project further with the County.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, remedial planning for the former Barton Elementary School including discussions with the WDNR and developer, and preparation of a materials management plan for the site were initiated. Stantec issued a reliance letter for the Phase I and II ESAs to the developer's financial backers.

Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12. A call to discuss the report with the client was conducted on the same day. Further discussions were held following the SRC meeting on November 14. The report will be revised to incorporate the comments received.

Site investigation activities were initiated for the Former Bermico Site. Previous sampling and analysis plan reports were reviewed, and drillers were tentatively scheduled, pending site access.

E. Deliverables

3rd Quarter of FY 2018

The QAPP Update was submitted to USEPA on June 19, 2018.

4th Quarter of FY 2018

Stantec prepared the site SAP for the Former Barton Elementary School Site dated August 22, 2018. U.S. EPA approved the SAP on September 12, 2018.

1st Quarter of FY 2019

Stantec issued a reliance letter for the Phase I and II ESAs for the Former Barton School property to the developer's financial backers. Reuse scenario costing for the Former Niphos Site was completed and a report was issued November 12.

F. Percent Complete and Scheduled Activities

This task is currently 20% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd Quarter of FY2018 include the environmental consulting firm updating the existing approved QAPP.

3rd Quarter of FY 2018

During the 3rd Quarter of FY2018, Stantec will prepare a cost estimate for additional remedial scenarios associated with reuse options at the Niphos Coatings site, which was assessed as part of the FY2014 grant. As applicable, Phase II ESA activities will be conducted. Stantec may begin Phase II ESA activities at the former Bermico site.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, it is anticipated that site investigation activities will be initiated at the Bermico property in West Bend. Based on the results of the Phase I ESAs to be completed, sampling and analysis plans and Phase II ESAs will be initiated as applicable. Stantec and Vandewalle will prepare redevelopment scenarios and cost estimates associated with reuse of the Niphos Coatings site in the Village of Slinger, which was assessed as part of the FY2014 grant.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, the Phase II report for the Former Barton Elementary School Site will be completed. Reuse scenario costing for the Former Niphos Site will also be completed. Site investigation activities will be initiated at the Former Bermico Site.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, preparation of a materials management plan for the Former Barton Elementary School Property will be completed. The Former Niphos property remediation scenario report will be revised to incorporate the comments received.

Task 4 – Community Brownfields Area-wide Redevelopment Planning

A. Task Description

This task includes area-wide redevelopment planning. There are at least six large sites or clusters of contiguous smaller sites within the target areas for which it is anticipated that area-wide planning will be a key to advancing sites beyond assessment to redevelopment. The community areas and specific sites on which reuse planning will be performed will be determined by the County and SRC in response to development proposals and/or requests from the coalition members.

This task has a budget of \$50,000. It is anticipated that the scope of work and deliverables for this task to be completed by the consulting firm will include 2 smaller area-wide plans and 1 larger area-wide plans. Areas will be determined by the Coalition and relate to high priority sites as identified in the site prioritization process and community needs.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

4th Quarter of FY 2018

The U.S. EPA approved using grant funds for a hotel market study for the Former Gehl Site in West Bend on September 24.

1st Quarter of FY 2019

The U.S. EPA approved a planning study for downtown Slinger on December 10.

C. Completed Activities or Projects

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, EDWC met with the Village of Germantown to discuss area-wide planning needs tied to development opportunity pressing on the I-41 / Holy Hill / Rail corridor.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, representatives of Stantec, the County, Vandewalle, and the City of West Bend met on May 17 with a prospective developer regarding redevelopment and remediation of the former Gehl manufacturing site. Redevelopment planning for the Site and surrounding area was initially discussed. EDWC completed acquisition and development of an IMPACT DataSource software package, Impact Dashboard, designed to assess economic and fiscal impact of proposed brownfield redevelopment sites. The software is calibrated specifically to the County. The software will be evaluated and further calibrated using actual brownfield successes realized as part of the FY2014 assessment grant.

4th Quarter of FY 2018

The County, Vandewalle and Stantec attended a call with the City of West Bend on August 14 to discuss the Former Gehl property planning needs. Initial discussions were held with Patek Hospitality Consultants, Inc. regarding a hotel market study.

1st Quarter of FY 2019

Patek Hospitality Consultants, Inc. completed Phase I of the hotel market study for the Former Gehl property in West Bend. Conclusions were that a hotel downtown on the former Gehl property was a viable option. The study included interviews with multiple hotel chains and local businesses as well as an evaluation to the existing hotel market. The potential for a housing study for the area was also evaluated.

The U.S. EPA approved a planning study for downtown Slinger on December 10. Vandewalle initiated planning activities with the Village of Slinger.

D. Activities or Projects in Progress

2nd Quarter of FY 2018

None.

3rd Quarter of FY 2018

Representatives of Stantec, the County, Vandewalle, and City of West Bend continue to discuss the scope of redevelopment planning for the Gehl site. EDWC continues to

prepare the Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1).

4th Quarter of FY 2018

As described above, the County, Vandewalle and Stantec attended a call with the City of West Bend on August 14 to discuss the Former Gehl property planning needs. Initial discussions were held with Patek Hospitality Consultants, Inc. regarding a hotel market study.

1st Quarter of FY 2019

Vandewalle initiated planning activities with the Village of Slinger for a downtown study.

E. Deliverables

Phase I market study report prepared by Patek Hospitality Consultants Inc. and dated December 21 for the Former Gehl Site.

F. Percent Complete and Scheduled Activities

This task is currently 15% complete.

4th Quarter of FY 2018

Representatives of Stantec, the County, Vandewalle, and City of West Bend will complete a scope of work for redevelopment planning for the Gehl site. Planning will be initiated. EDWC will continue to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1) and the software will be utilized as appropriate.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, representatives of Stantec, the County, Vandewalle, and City of West Bend will complete a scope of work for redevelopment planning for the Gehl site. Planning will be initiated.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, Phase II of the hotel market study will be completed by Patek Hospitality Consultants Inc. for the Former Gehl Site. Activities for the Downtown Redevelopment Plan for the Village of Slinger will be furthered by Vandewalle.

Task 5 – Community Outreach and Involvement

A. Task Description

This task includes community outreach and involvement. Since 2010, the County has proactively involved Washington County communities in the development and

advancement of a brownfields-focused SRP. To lead this effort, in early 2013, the County established a SRC to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning and site assessment.

The Coalition plans to convene the SRC on at least a quarterly basis, with the public meetings widely promoted encouraging participation by our partnering organizations and public. Targeted outreach has occurred and will remain important for each target area. To maximize the extent to which community residents and other stakeholders can provide meaningful input to the project, the SRC comprehensive community outreach program will continue, with elements that include SRC public meetings (occurring quarterly), County-wide and community specific public meetings and forums, print and web-based communication tools including the development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations.

This task has a current budget of \$107,462 which includes enhancing its capabilities in demonstrating ROI and securing investment resources by building an ROI generator designed to evaluate various proposed development deals and weigh them against return for public and private participants. Additionally, the Coalition will deploy the latest in marketing technologies to develop project wins into compelling, easy-to-share success stories and case studies. These will be packaged for both recruitment and educational purposes, extending the program's reach and attracting more qualified projects and redevelopers.

The County will report on Project progress at open forums, such as municipal board/council meetings. The County will also distribute information through the existing Site Redevelopment Program website (www.co.washington.wi.us/SRP) which will serve as the foundation for ongoing web-based communication. The County and SRC members will also distribute information through their websites, newsletters, LinkedIn, Twitter, and blog posts as well as direct notice to community organizations and local newspapers.

B. New Activities or Projects Approved for Implementation by U.S. EPA During the Fiscal Quarter

The U.S. EPA approved using grant funds for transportation services to a Brownfields summit between U.S. EPA, IEPA, Washington County, and the City of Rock Falls, Illinois in Rock Falls on September 13, 2018.

C. Completed Activities or Projects

The County completed a press release announcing the grant award for circulation in local newspapers, radio stations and three major television stations serving Southeastern Wisconsin. The County met with the Project Management Team (PMT) to detail the roles and responsibilities for Task 4 - Community Outreach and Involvement.

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, the EDWC and the County Project Manager met with Germantown on separate occasions to recruit and secure their formal engagement with the countywide SRC. The County Project Manager prepared a Memorandum of Agreement for review by the Village of Germantown.

The PMT met on March 20, 2018 to review the budget, roles and responsibilities for the PMT and coalition partners, prioritize the tasks and create a detailed work list for the FY 2017 grant. Vandewalle prepared a work plan template for the grant that will be used by members of the PMT.

3rd Quarter of FY 2018

During the 3rd Quarter of FY 2018, significant community outreach occurred.

The PMT met with the National Exchange Bank and Trust on April 9, 2018 with the purpose of informing and engaging local lenders on potential uses of the grant. The EDWC is in the process of coordinating an approach to reach and meet with all commercial lenders with market share in the County by the end of Q4 of FY2019.

The PMT attended and presented at the WDNR Brownfields 101 Conference on May 10, 2018 with the purpose of further informing the public on the organization and success of the County's SRP.

The County Project Manager provided a MOA to Village of Germantown on April 10 to participate in the SRP as a non-Coalition partner. This further informed the Village of services available for redevelopment.

The County, Stantec, Vandewalle and EDWC participated in conference call meetings with all coalition partners to discuss the new grant, the status of sites identified as part of the FY2014 assessment grant, any new sites that have been identified, and other site issues.

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the first quarterly SRC meeting on Tuesday May 22, 2018; which included a tour of the EH Wolf & Sons redevelopment in the Village of Slinger. The meeting was open to the public.

EDWC completed acquisition and development of the IMPACT DataSource software package, Impact Dashboard, designed to assess economic and fiscal impact/ROI of proposed brownfield redevelopment sites. The software is calibrated specifically to the County. The software will be evaluated and further calibrated using actual brownfield successes realized as part of the FY 2014 assessment grant.

The County project manager met with the U.S. EPA project officer on May 24, 2018.

The PMT held PMT meetings on April 17 and June 19.

The EDWC initiated coordination of a “best practice” sharing research trip to Rock Falls, Illinois to serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2018

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the second quarterly SRC meeting on September 5, 2018; which was hosted by the City of Hartford at the Hartford City Hall. The meeting was open to the public. The agenda is provided as Attachment B.

EDWC utilized the IMPACT DataSource software package, Impact Dashboard, to assess economic and fiscal impact/ROI of the EH Wolf & Sons redevelopment in the Village of Slinger. The final report was presented at the September 5, 2018 SRC meeting and the September 13 Brownfields Sustainability Summit in Rock Falls, Illinois (no charges for the summit other than approved transportation costs).

The PMT held meetings on the following dates: July 17, August 1, August 7, August 14, August 22, September 14, and September 25 regarding project activities.

A Redevelopment Site Screening Checklist and Brownfields Redevelopment Process Flowchart were prepared, finalized and distributed to the Coalition Partners and SRC members for their use.

An article was published in the Washington County Insider regarding the Former Barton Elementary School property redevelopment project.

Representatives from Washington County, The City of Rock Falls, City of Hartford, EDWC, Village of Jackson, City of West Bend, Stantec, Vandewalle, U.S. EPA, and Illinois EPA, attended a “best practice” sharing research trip to Rock Falls, Illinois to serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2019

The County, Stantec, Vandewalle, and EDWC participated with the Coalition Partners at the third quarterly SRC meeting on November 14, 2018; which was hosted by the Village of Richfield at the Richfield Fire Station No. 2. The meeting was open to the public. The agenda is provided as **Attachment B.**

A summary and evaluation of the September 13 Brownfields Sustainability Summit in Rock Falls, Illinois was prepared by EDWC and presented at the November 14 SRC

meeting. The evaluation included a detailed summary of best practices, strategies as well as similarities and differences of the two programs. Next steps in the sustainability program were also provided. Commercial Property Accessed Clean Energy (C-PACE) financing available through PACE Wisconsin was also discussed.

The PMT held meetings on the following dates: November 2, November 27, and December 11 regarding project activities.

Vandewalle began preparation of a fact sheet (Fact Sheet No.5) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

D. Activities or Projects in Progress

The County is currently developing a timeline for Task 4 - Community Outreach and Involvement.

2nd Quarter of FY 2018

During the 2nd Quarter of FY 2018, the EDWC researched and provided a demo on an Economic and Fiscal Impact Analysis tool. The County Project Manager will be scheduling monthly PMT meetings to discuss the status of tasks outlined in the Implementation Work Plan and current assessment projects.

3rd Quarter of FY 2018

EDWC continues to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1). Other ongoing activities described above are in process.

4th Quarter of FY 2018

EDWC continues to prepare Impact Dashboard for use on sites identified as part of the site inventory and prioritization (Task 1). Other ongoing activities described above are in process.

1st Quarter of FY 2019

Vandewalle continued preparation of a fact sheet (Fact Sheet No.5) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Sustainability program efforts continued.

Washington County continued to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

E. Deliverables

None.

F. Percent Complete and Scheduled Activities

This task is currently approximately 40% complete.

2nd Quarter of FY 2018

Scheduled activities for the 2nd quarter of FY2018 include:

- The County will conduct a countywide public kickoff meeting held in tandem with an SRC meeting.
- Schedule and participate in monthly “check-in” meetings with the Project Management Team.
- Update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to provide current information throughout the FY2017 grant implementation.

3rd Quarter of FY 2018

Scheduled activities for the 3rd Quarter of FY2018 include conducting monthly PMT meetings, the May 22, 2018 SRC meeting and coordinate Q3 project priorities.

The EDWC will negotiate a contract for the Economic and Fiscal Impact Analysis tool; building the tool for the County; analyzing 2 projects and develop the resulting ROI reports (accelerated).

The quarterly SRC meeting is scheduled for Tuesday May 22, 2018 which will include a tour of the EH Wolf & Sons redevelopment in the Village of Slinger and gain approval of priority sites and other activities.

The EDWC will be coordinating a “best practice” sharing research trip to Rock Falls, IL to serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY2017 grant is completed.

The PMT will be attending and presenting at the Wisconsin DNR Brownfields 101 Conference on May 10, 2018 with the purpose of further informing the public on the organization and success of Washington County’s Site Redevelopment Program.

Vandewalle will be creating a fact sheet summarizing this quarter.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2018

During the 4th Quarter of FY2018, monthly PMT meetings will be conducted, the September 5, 2018 SRC meeting will be held and Q4 project priorities will be coordinated.

The EDWC will analyze 2 projects and develop the resulting ROI reports (accelerated) using the Impact Dashboard software.

The quarterly SRC meeting is scheduled for September 5, 2018 and will be an open meeting held in Hartford.

The “best practice” sharing research trip to Rock Falls, Illinois will be held on September 13 and will serve as the “sustainability summit” for the SRP to determine the approach for continuing the Site Redevelopment Program after the FY 2017 grant is completed.

Vandewalle will be creating a fact sheets to maximize grant funds and summarizing the project status.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2019

During the 1st Quarter of FY2019, monthly PMT meetings will be conducted, the November 14, 2018 SRC meeting will be hosted by the Village of Richfield, and Q1 project priorities will be coordinated.

The PMT will be working on preparing Sustainability Strategy for the Site Redevelopment Program that will contain a communications and marketing strategy and a financial sustainability strategy.

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

2nd Quarter of FY 2019

During the 2nd Quarter of FY2019, bi-monthly PMT meetings will be conducted. This reduction from monthly reflects progress made in efficiency of management now that the FY2017 grant program is up and running.

The quarterly SRC meeting will be held on February 19 and will be hosted by the City of West Bend.

Vandewalle will complete preparation of a fact sheet (Fact Sheet No.5) to highlight successes of the County Site Redevelopment Program to date including leveraged resources, acres redeveloped, etc.

Sustainability program efforts will continue. **See Attachment C.**

Washington County will continue to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP this quarter.

V. PROBLEMS ENCOUNTERED/ASSISTANCE NEEDED

None.

VI. SCHEDULE AND PROJECT MILESTONES

A list of major milestones achieved during the project to date are summarized on the following table.

Date	Activity or Milestone Description
6/02/2017	County Project Manager sent out press release announcing award of USEPA FY2017 grant
10/11/17	USEPA awarded Cooperative Agreement to Washington County
12/7/2017	County Project Manager finalizes Roles and Responsibilities for County, Coalition Partners, EDWC, Stantec and Vandewalle
12/15/17	Tour of current projects with U.S. EPA Project Officer, County Project Manager, Stantec, and Vandewalle.

Task No.	Date	2nd Quarter FY2018 Activity or Milestone Description
0	1/22/2018	County Project Manager completed draft of Coalition MOA
0	1/22/2018	U.S. EPA Project Officer approved draft Coalition MOA
0	1/24/2018	County Project Manager distributed MOAs for review and approval by Coalition Partners
0	1/26/2018	City of West Bend approves MOA
0	1/30/2018	County Project Manager submitted 1st Q FY2018 report to U.S. EPA
0	2/5/2018	Village of Slinger approves MOA
0	2/7/2018	City of Hartford approves MOA
0	2/13/2018	Village of Jackson approves MOA
0	2/15/2018	City of Hartford MOA Executed
0	2/15/2018	City of West Bend MOA Executed
0	2/15/2018	Village of Richfield approves MOA
0	2/15/2018	Village of Slinger MOA Executed
0	3/1/2018	Village of Jackson MOA Executed
0	3/15/2018	Village of Richfield MOA Executed
0	3/15/2018	MOAs Sent to USEPA Project Officer
5	3/20/2018	PMT FY2017 Grant Kick-off Meeting

Quarterly Report No. 5, 1st Quarter Fiscal Year 2019, October 1, 2018 – December 31, 2018
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

Task No.	Date	3rd Quarter FY2018 Activity or Milestone Description
5	4/9/2018	PMT meeting with National Exchange Bank and Trust
5	4/10/2018	County Project Manager provides MOA to Village of Germantown to participate in Site Redevelopment Program as a non-Coalition Partner
5	4/11/2018	PMT Conference Call with Village of Jackson
5	4/12/2018	PMT Conference Call with City of West Bend
5	4/13/2018	PMT Conference Call with Village of Richfield
5	4/16/2018	PMT Conference Call with Village of Slinger
5	4/17/2018	PMT Meeting Conference Call
5	5/3/2018	PMT Conference Call with City of Hartford
5	5/10/2018	PMT Presentation at WDNR Brownfields 101 Conference
5	5/22/2018	SRC Meeting
5	5/24/2018	County Project Manager meeting with U.S. EPA Project Officer
3	5/29/2018	Conference Call w/Stantec and U.S. EPA - QAPP discussion
5	6/1/2018	County & EDWC meeting re: Rock Falls Summit
5	6/4/2018	County completed website updates
5	6/7/2018	PMT Conference Call - City of West Bend - status on projects
5	6/19/2018	PMT Meeting Conference Call
5	6/20/2018	County completed website updates
5	6/29/2018	Co. & EDWC - discussion on Rock Falls Summit

City of West Bend - Gehl Site		
4	5/17/2018	PMT meeting with City of West Bend and developer

City of West Bend - Former Barton School		
2	4/17/2018	Stantec completes Eligibility Determination Form for County review
2	4/19/2018	County Project Manager reviewed Eligibility Determination
2	4/27/2018	City of West Bend reviewed Eligibility Determination
2	5/1/2018	Stantec submits Eligibility Determination for U.S. EPA review
2	5/3/2018	Site is determined eligible by U.S. EPA Project Officer
2	6/19/2018	Access agreement executed
2	6/21/2018	Phase I ESA site visit performed

Village of Jackson – Former Jackson Mill		
2	5/29/2018	Stantec completes Eligibility Determination for County review
2	6/4/2018	County Project Manager reviewed Eligibility Determination
2	6/4/2018	Stantec submits Eligibility Determination for U.S. EPA review
2	6/4/2018	Site is determined eligible by U.S. EPA Project Officer
2	6/7/2018	Site access agreement executed
2	6/21/2018	Phase I ESA site visit performed

Quarterly Report No. 5, 1st Quarter Fiscal Year 2019, October 1, 2018 – December 31, 2018
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

Task No.	Date	4th Quarter FY 2018 Activity or Milestone Description
5	7/17/2018	PMT meeting
5	8/1/2018	PMT meeting w/Rock Falls, IL and KSU - TAB
5	8/7/2018	PMT Conference Call - inventory
5	8/7/2018	PMT Conference Call
5	8/14/2018	PMT Meeting
5	8/22/2018	PMT Conference Call - inventory/prioritization
1	9/5/2018	Site scoring and inventory completed
5	9/5/2018	Site Screening Checklist and Brownfields Redevelopment Flow Chart completed
5	9/5/2018	Site Redevelopment Committee Meeting
5	9/14/2018	PMT Conference Call - Gehl market study
5	9/25/2018	PMT Meeting

City of West Bend - Gehl Site		
4	8/14/2018	County conference call with City of West Bend regarding planning needs and developer
4	9/24/2018	U.S. EPA approves use of funds for Hotel Market Study

City of West Bend - Former Barton School		
2	7/6/2018	Phase I ESA report completed
3	8/22/2018	SAP submitted to U.S. EPA
3	9/12/2018	SAP approved by U.S. EPA
3	9/21/2018	Site field sampling completed, report preparation initiated.

City of West Bend – Former West Bend Brewing		
2	8/02/2018	Petroleum Eligibility Determination Request submitted to WDNR
2	8/10/2018	Petroleum Eligibility Determination Request approved by WDNR

Village of Jackson – Former Jackson Mill		
2	7/6/2018	Phase I ESA report completed.

Village of Slinger – Brandt Printing, Inc.		
2	8/14/2018	Hazardous Eligibility Determination Request submitted to U.S. EPA
2	8/14/2018	Hazardous Eligibility Determination Request approved by U.S. EPA
2	8/22/2018	Site Access Agreement approved
2	8/23/2018	Site visit completed
2	8/29/2018	Phase I ESA report submitted

Quarterly Report No. 5, 1st Quarter Fiscal Year 2019, October 1, 2018 – December 31, 2018
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

Village of Slinger – Former Niphos Plating		
3	7/23/2018	U.S. EPA approves use of funds for redevelopment planning. Planning initiated.

Task No.	Date	1st Quarter FY 2019 Activity or Milestone Description
0	10/30/2018	County Project Manager submitted 4th Q FY2018 report to U.S. EPA
5	11/2/2018	PMT meeting
5	11/14/2018	Site Redevelopment Committee Meeting
5	11/27/2018	PMT meeting
5	12/11/2018	PMT meeting
5	12/13/2018	Budget Reallocation and Work Plan Modification Approved by U.S. EPA
0	12/17/2018	County Project Manager submitted annual FFR to US EPA

City of West Bend - Gehl Site		
4	12/21/2018	Phase I of the Hotel Market Study Completed

City of West Bend - Former Barton School		
3	10/26/2018	Phase II ESA report completed
3	11/30/2018	Reliance Letters issued to developers Financers
3	11/14/2018	Approval from SRC to move forward with remedial planning
3	9/21/2018	Site field sampling completed, report preparation initiated.

City of West Bend – Former West Bend Brewing		
2	10/11/2018	Hazardous Eligibility Determination Request submitted to U.S.EPA
2	10/11/2018	Hazardous Eligibility Determination Request approved by U.S.EPA
2	12/3/2018	Access Agreement Completed
2	12/17/2018	Conference call – We Energies, City, Stantec, County

City of West Bend – Former West Bank Properties		
2	10/11/2018	Hazardous Eligibility Determination Request submitted to U.S. EPA
2	10/17/2018	Hazardous Eligibility Determination Request approved by U.S. EPA

Village of Slinger – Former Niphos Plating		
3	11/12/2018	Initial Niphos Remedial action scenario report completed including Vandewalle reuse renderings.

Village of Slinger – Downtown Redevelopment Plan		
4	12/10/2019	U.S. EPA approves use of funds for redevelopment planning. Planning initiated.

Additional milestones for the project will be added to this table as part of the next Quarterly Report.

VII. BUDGET SUMMARY

Summary of Grant Expenses by Category for the Reporting Period 10/27/18 – 12/30/18

A summary of grant expenses by category is provided below, including the current budget, amounts previously expended, amounts expended during the 1st Quarter of FY2019, total amounts expended through December 30, 2018, and the budget remaining as of December 30, 2018.

Categories	Budgeted Amount	Previously Expended	Expenses 10/27/2018 - 12/30/2018	Total Cumulative Expenses	Amount Remaining
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 5,900.00	\$ 1,717.01	\$ -	\$ 1,717.01	\$ 4,182.99
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ 1,900.00	\$ -	\$ -	\$ -	\$ 1,900.00
Contractual	\$ 592,200.00	\$ 55,914.23	\$ 61,738.88	\$ 117,653.11	\$ 474,546.89
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 600,000.00	\$ 57,631.24	\$ 61,738.88	\$ 119,370.12	\$ 480,629.88

Summary of Current Budget Status by Task as of December 30, 2018

The following is a summary of the current budget status by task as of December 30, 2018.

Task No.	Task Description	Approved Budget as of 12/30/18	Previously Expended (though 10/26/18)	Amount Expended (10/27/18-12/30/2018)	Total Amount Expended through 12/30/18)	Budget Remaining as of 12/30/18	Percent of Budget Expended
0	Programmatic Activities	\$ 23,450.00	\$ 6,292.58	\$ 3,250.25	\$ 9,542.83	\$ 13,907.17	40.7%
1	Brownfields Inventory and Site Prioritization	\$ 30,000.00	\$ 21,106.09	\$ 2,338.50	\$ 23,444.59	\$ 6,555.41	78.1%
2	Phase I ESAs	\$ 96,000.00	\$ 1,393.50	\$ 17,272.52	\$ 18,666.02	\$ 77,333.98	19.4%
3	Phase II ESAs, Site Investigations, and Remedial/Reuse Planning	\$ 293,088.00	\$ 6,622.58	\$ 27,040.21	\$ 33,662.79	\$ 259,425.21	11.5%
4	Community Brownfields Area-wide Redevelopment Planning	\$ 50,000.00	\$ 861.25	\$ 1,127.28	\$ 1,988.53	\$ 48,011.47	4.0%
5	Community Outreach and Involvement	\$ 107,462.00	\$ 21,355.24	\$ 10,710.12	\$ 32,065.36	\$ 75,396.64	29.8%
	Total USEPA Grant	\$ 600,000.00	\$ 57,631.24	\$ 61,738.88	\$ 119,370.12	\$ 480,629.88	19.9%

Summary of Current Budget Status by Funding Source as of December 30, 2018

A summary of grant reimbursements through the EPA Automated Standard application for Payment (ASAP) System is based on reimbursements requested by the County for invoices already paid. The summary table includes the current grant amount, amounts previously reimbursed, amounts reimbursed during the 1st Quarter FY2019, total amounts reimbursed, and the budget remaining for both the hazardous substance and petroleum grants. The following is a summary of the current budget status by funding source as of December 30, 2018.

1st Quarter FY 2019 (Oct.27, 2018 - Dec. 30, 2018)

Grants	Budgeted Amount	Previously Reimbursed	Reimbursed 10/27/2018 - 12/30/2018	Total Cumulative Reimbursement	Amount Remaining
Hazardous	\$ 300,000.00	\$ 28,922.82	\$ -	\$ 28,922.82	\$ 271,077.18
Petroleum	\$ 300,000.00	\$ 28,708.42	\$ -	\$ 28,708.42	\$ 271,291.58
				\$ -	
Totals	\$ 600,000.00	\$ 57,631.24	\$ -	\$ 57,631.24	\$ 542,368.76

VIII. PERFORMANCE OUTPUTS AND OUTCOMES

This section summarizes performance outputs and outcomes for the County FY2017 Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields. Outputs and outcomes include:

- Number of completed Phase I and Phase II environmental site assessments (ESAs) on priority brownfield sites.
Three Phase I ESAs have been completed to date.
- Number of completed additional site investigations and remedial action plans developed for select sites for which Phase II ESAs are completed.
One Phase II ESA has been completed to date.
- Number of successful projects where grant was used to leverage additional funding for redevelopment projects.
See IX below.
- Number of success story profiles and case studies developed to further market the SRP to connect potential investors and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

Completed two success story videos and developed County SRP Story Map.
See Attachment F.

- Development of County GIS application for local governments to update inventory and prioritize potential redevelopment sites.
- Completion of an update to the community-wide inventory and prioritization of brownfields sites within the County.
Completed September 5, 2018
- Performing community outreach and education related to brownfields.
See Task 5
- Connecting potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

Additional outputs and outcomes will be documented in upcoming Quarterly Reports.

IX. LEVERAGED ACTIVITIES

This section summarizes leveraged activities for the Washington County FY2017 Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields. Leveraged activities include:

- Coordinated remedial activities at the former Niphos Coatings site in the Village of Slinger, which was assessed under the previous Coalition Assessment Grant. Remedial work is currently in process (Approximately \$20,000 of County funds). [See Attachment E.](#)
- Assisted with an application for State Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant (SAG) funding for the former Bermico Site in the City of West Bend previously assessed under the FY 2014 Coalition Grant. The City was notified of grant award (\$150,000) on July 13, 2018.
- Complete assessment and remedial planning for the North Bookends site that was previously assessed with the FY 2014 grant utilizing a \$150,000 SAG grant awarded to the City of Hartford by WEDC in 2017. Assisted with application for an approximate \$500,000 WEDC Brownfield Grant to address site contamination during redevelopment activities in 2018. The City of Hartford was notified of grant award on July 13, 2018.

X. IN-KIND CONTRIBUTION

Summary of In-kind contribution reported for the 1st Quarter of FY2019.

Quarterly Report No. 5, 1st Quarter Fiscal Year 2019, October 1, 2018 – December 31, 2018
Washington County, Wisconsin – FY2017 U.S. EPA Community-Wide Coalition Assessment Grant for
Hazardous Substance & Petroleum Brownfields

Name	Title	Budgeted In-kind Contribution	Previous In-kind Contribution	Total In-Kind 1st Q FY2019	Total Cumulative In-kind
Washington County In-Kind					
Deb Sielski	Deputy Administrator	\$ 39,276.00	\$ 21,289.85	\$ 11,689.83	\$ 32,979.68
Samantha Theisen	Planning Intern	\$ 1,287.00	\$ 243.54	\$ 245.87	\$ 489.41
Tyler Betry	Plan & Parks Analyst	\$ 4,103.00	\$ 4,256.85	\$ 727.45	\$ 4,984.30
Gabi Wanasek	Plan & Parks Intern	\$ 221.40	\$ 221.40		\$ 221.40
Mike Vander Sanden	GIS Coordinator	\$ 3,360.00	\$ -	\$ 722.76	\$ 722.76
Fay Fitts	Administrative Sec.	\$ 575.00	\$ -	\$ -	\$ -
Joe Steier	Land Use and Planning Analyst	\$ -		\$ -	\$ -
Brad Stern	County Attorney	\$ 4,403.00	\$ 159.59	\$ -	\$ 159.59
Total Co. In-kind		\$ 53,225.40	\$ 26,171.23	\$ 13,385.91	\$ 39,557.14
City of Hartford In-Kind					
Justin Drew	Dir. of Comm. Devel.	\$ 1,224.00	\$ -	\$ -	\$ -
Village of Slinger In-Kind					
Jessi Balcom	Village Administrator	\$ 1,435.00	\$ 516.86	\$ 287.15	\$ 804.01
Jim Haggerty	DPW Dir/V. Engineer	\$ 138.00	\$ 148.23	\$ 59.29	\$ 207.52
Village of Richfield In-Kind					
Jim Healy	Village Administrator	\$ 1,483.00	\$ 199.00	\$ 149.25	\$ 348.25
City of West Bend In-Kind					
Jay Shambeau	City Administrator	\$ 3,055.00	\$ 363.65		\$ 363.65
Mark Piotrowicz	Development Dir.	\$ 2,091.00	\$ 1,107.27		\$ 1,107.27
Cindy Leinss	Park Project Manager		\$ -	\$ 109.14	\$ 109.14
Adam Gitter	Econ. Devel. Manager	\$ 1,189.00	\$ -		\$ -
Village of Jackson In-Kind					
John Walther	Village Administrator	\$ 553.00	\$ 942.50	\$ -	\$ 942.50
Brian Kober	Dir. Of Public Works/Engineer	\$ 330.00	\$ -	\$ -	\$ -
Economic Development Washington County (EDWC) In-Kind					
Christian Tscheschlok	Executive Director	\$ 24,883.00	\$ 6,336.17	\$ 465.04	\$ 6,801.21
Deborah Reinbold	Bus. Solutions Specialist	\$ 4,777.00	\$ -		\$ -
Total Coalition Partner In-kind		\$ 41,158.00	\$ 9,613.68	\$ 1,069.87	\$ 10,683.55
Total In-kind		\$ 94,383.40	\$ 35,784.91	\$ 13,385.91	\$ 50,240.68

Attachments

- A. Approvals of Eligibility Determinations
- B. Agenda and Minutes for SRC Meeting (11/14/2018)
- C. SRP Sustainability Strategy Timeline
- D. Village of Germantown US EPA Technical Assistance
- E. Former Niphos Coatings Remediation
- F. SRP Success Story Video/ArcGIS Story Map

Attachment A

Approvals of Eligibility Determinations



October 18, 2018

Debora Sielski
Deputy Planning and Parks Administrator
Washington County
425 East Washington Street
West Bend, WI 53095

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
Former Gehl Co. Property – Main Parcel, Water Street, West Bend, WI

Dear Ms. Sielski:

This letter provides a state determination of eligibility for petroleum assessment for the former Gehl Company Property – Main Parcel on Water Street in West Bend, Wisconsin ("the Property"). The Property is located on East Water Street and South Forest Avenue and the tax parcel # is 1119.132.0046.

This work will be performed under the Washington County's 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency (EPA).

History and Ownership

The northern two thirds of this 8-acre Property were occupied by the Gehl Company for more than 100 years. Gehl Co. manufactured construction and agricultural implements. The Property has been vacant since around 2010. The southern third of the Property was used by the City of West Bend and used for fleet vehicle maintenance and a municipal incinerator.

Contaminant Information

The Property has had multiple tanks used by Gehl Co. and there have been four separate DNR BRRS # activities from discharges at these tanks. In the 1990s, three of the LUST discharges were discovered and they were all investigated and remediated and all received closure from the Department. Residual petroleum contamination remains from these LUST cleanups. In 2009 a Phase II assessment was performed for this Property and adjacent parcels. Additional areas where discharges of hazardous substance occurred (including petroleum and chlorinated solvents) were discovered and a new BRRS activity was created. These discharges have been investigated and a Remedial Action Options Report was completed in 2012. The City of West Bend has been working with Tetra Tech, Inc. to complete the site investigation and remediation. The County is proposing to use the grant funds to conduct site-specific reuse planning for the Property.

Based on the information provided by Stantec on behalf of Washington County, the Department has made the following determination regarding petroleum assessment for former Gehl Co. Main Parcel in West Bend, Wisconsin:

- The Properties meet the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, Washington County, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable

responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess, investigate or clean up the Property.

- The current owner of the Property, the City of West Bend, did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products at the Property. The immediate past owner, the Gehl Company did use petroleum tanks on the property however it appears they took reasonable steps to remove or properly abandon in place the tanks known at the time and they responded to the tanks that leaked by conducting a remedial action that was overseen by the Department.
- Petroleum contamination would be of "relatively low risk" based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Washington County's plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,

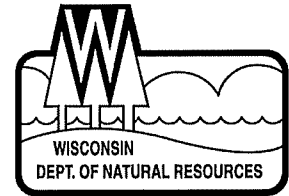


Michael Prager
Bureau for Remediation and Redevelopment

cc: John Feeney, DNR – Plymouth
Rick Binder, Stantec

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 18, 2018

Deborah Sielski
Deputy Planning and Parks Administrator
Washington County
425 East Washington Street
West Bend, WI 53095

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
Former Blaine Property, 2010-12 Northwestern Avenue, West Bend, WI

Dear Ms. Sielski:

This letter provides a state determination of eligibility for petroleum assessment for the former Blaine Property located at 2010-12 Northwestern Avenue in West Bend, Wisconsin ("the Property"). The Property has two tax parcel numbers: 291-1119-024-0002 and 291-1119-024-0003.

This work will be performed under the Washington County's 2017 Brownfield Petroleum Assessment grant from the Environmental Protection Agency (EPA).

History and Ownership

The 2.77 acre property has a long history of industrial use beginning around 1920. The Barton Washer Mfg. Company produced washing machines from approximately 1930 until around 1971. After that, the property had many different owners and tenants. Edward Blaine used the property for an auto part salvage business from 1989 until 1993. In 1995, In June 1995, the property was foreclosed on by the State Bank of Random Lake. The property was acquired by the City of West Bend in 1998. The site has been vacant since at least 1996, with use limited to storage by the City of tree limbs cut from diseased trees.

Contaminant Information

Because of the years of industrial use, there is the potential for discharges of petroleum and other hazardous substances on the Property. Manufacturing mostly likely used oil, gas, coal, lubricants, or cutting oil that may have resulted in petroleum contamination. Also, an environmental assessment from 1996 described the auto part and engine salvage operations that could have resulted in spills and discharges of oil, anti-freeze, fluids, etc. Also, one Leaking Underground Storage Tank (LUST) was removed in 1997 and a cleanup action occurred and was approved by the DNR in 1998. It is also possible that other underground storage tanks could be present on the Property.

Based on the information provided by Stantec on behalf of Washington County, the Department has made the following determination regarding petroleum assessment for former Blaine property in West Bend, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, the grant recipient, Washington County, has not caused or contributed to contamination and is not liable for cleanup. There is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment

in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the Property. The Department is not aware of any filed environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess, investigate or clean up the Property.

- The current and immediate past owners, City of West Bend and West Bend Urban Redevelopment Corporation (URC), respectively did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. Reasonable steps were taken to respond to the known contamination on the Property by URC in that it appears they removed the tank and took the appropriate remedial actions. When the city of West Bend took title to the Property it was vacant so no reasonable steps were appropriate.
- Petroleum contamination would be of "relatively low risk" based on the criteria in EPA's 2017 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to Washington County's plan to assess the Property under its 2017 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Prager', followed by a long horizontal flourish.

Michael Prager
Bureau for Remediation and Redevelopment

cc: John Feeney, DNR – Plymouth
Rick Binder, Stantec



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, ILLINOIS 60604

SUBJECT: Review of Washington County's Eligibility Determination
for the West Bend Downtown Riverwalk properties, West Bend, WI

TO: Cooperative Agreement File BF-00E02304-1

FROM: Stephanie Ross, Brownfield Project Manager

I have reviewed the attached information and agree with Washington County's determination that the West Bend Downtown Riverwalk properties are brownfields as defined in CERCLA Section 101(39)(A). The Downtown Riverwalk properties include:

- Western River Walkway properties
 - o 105A, 111A, 125A, Alley 127A, 131A, 137A, 147A, and 161A North Main Street, West Bend, WI;
 - o 101A, 103A, 109A, 111A, 113A, 119A, 123A, 131A, 137A, and 143A South Main Street, West Bend, WI; and
 - o Veteran's Park, corner of South Main Street and Veterans Avenue, West Bend, WI.
- West Bend River Walk properties
 - o Parking lot, PIN 11191410004 Mill Street, West Bend, WI;
 - o 215 N Main Street, West Bend, WI; and
 - o 507 W Washington Street, West Bend, WI.
- State Highway 33 Right-of-Way between Service Drive and Veterans Avenue; and
- Former West Bend Plating, 526 W Washington Street, West Bend, WI.

The attached information also supports the County's determination that it is not a potentially responsible party and would not violate CERCLA Section 104 (k)(4)(B). The County has not owned the properties, did not cause or contribute to contamination of the properties, and has no relationship with a potentially responsible party.

If all appropriate inquiry shows any of the attached information is incorrect, the County must submit a new determination of property eligibility.

CC:
Deb Sielski, Washington County, WI
Christian Tscheschlok, EDWC
Rick Binder, Stantec
David Holmes, Stantec
Jolena Presti, Vandewalle & Associates

Jackie Mich, Vandewalle & Associates

ATTACHMENT:

Haz ED Western River Walkway

West Bend Riverwalk Haz ED

STH HWY 33 ROW WB

Former West Bend Plating Haz ED

Downtown Riverwalk West Section Rendering



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 5

77 WEST JACKSON BOULEVARD
CHICAGO, ILLINOIS 60604

SUBJECT: Review of Washington County's Eligibility Determination
for the West Bend Brewing properties, West Bend, WI

TO: Cooperative Agreement File BF-00E02304-1

FROM: Stephanie Ross, Brownfield Project Manager

I have reviewed the attached information and agree with Washington County's determination that the West Bend Brewing properties (415 N Main Street, 445 N Main Street, and parcel in between) are brownfields as defined in CERCLA Section 101(39)(A).

The attached information also supports the County's determination that it is not a potentially responsible party and would not violate CERCLA Section 104 (k)(4)(B). The County has not owned the property, did not cause or contribute to contamination of the property, and has no relationship with a potentially responsible party.

If all appropriate inquiry shows any of the attached information is incorrect, the County must submit a new determination of property eligibility.

CC:

Deb Sielski, Washington County, WI

ATTACHMENT:

West Bend Brewing Haz ED

Attachment B

Agenda and Minutes for SRC Meeting (11/14/2018)



AGENDA
Site Redevelopment Steering Committee Meeting
Wednesday, November 14, 2018 - 10:30 AM
Richfield Fire Station No. 2
4166 Hubertus Road, Richfield, WI 53033

The following business will be brought before the Committee for initiation, discussion, deliberation, and possible formal action subject to the rules of the Board, which may be inspected in the office of the County Clerk.

- 1. Call to Order and Affidavit of Posting**
- 2. Minutes of September 5, 2018**
- 3. Discussion of the Status of FY2017 Grant Budget**
- 4. Consideration of Budget Allocations**
- 5. Rock Falls Summit Discussion**
- 6. SRP Sustainability Strategy Discussion**
- 7. PACE Wisconsin - New Brownfield Provision**
- 8. Status Update of Current Projects - Coalition Members**
- 9. Discussion of Upcoming SRC Meeting**
- 10. Adjournment**

It is possible that individual members of other governing bodies of the County government may attend the above meeting. It is possible that such attendance may constitute a meeting of any such other governing body pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993). This notice is given solely to comply with the notice requirements of the open meeting law. No action will be taken by any other governmental body except by the governing body noticed in the caption above.

AFFIDAVIT OF POSTING

This agenda was posted in the office of the County Clerk on the 9th day of November, 2018. Notice was sent to the West Bend Daily News, Express News, WIBD/WMBZ Radio, WTKM Radio, My Community NOW, Hartford Times Press, Kewaskum Statesman, Milwaukee Journal-Sentinel. Individuals with disabilities requiring special accommodations for attendance at the meeting should contact the County Clerk at (262) 335-4301 at least 48 hours prior to the meeting.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41

September 5th, 2018
10:00 a.m.

5
6

8

10

12
13
14
15

17

19

20

22

23

24

26

27
28

30

31

32
33

35

36
37

39

40
41

conduct a Phase I ESA, a Phase II ESA, and an asbestos/lead paint survey of the property. Mr. Binder continued to go into detail and discuss the scope of work and associated costs for the project.

Moved by Mr. Pitzen, seconded by Ms. Maylen, to approve the reallocation of \$40,000 for the former West Bend Brewing Property. Motion carried.

REDEVELOPMENT INVENTORY UPDATE

Ms. Mich discussed the changes and updates that have been made to the redevelopment inventory list. Two sites were removed from the list since they were redeveloped and five new sites were added to the inventory. Ms. Mich then gave the background information of the five new sites. Discussion ensued.

REDEVELOPMENT CHECKLIST

Ms. Presti handed out a checklist that can be used as a tool for local government groups to determine if a site is suitable to receive funds from the EPA grant and if the site is ready for redevelopment. She went on to discuss the steps of the checklist and how it can be used.

TARGET MARKETS FOR PROJECTS AND FUNDING PHASE I WORK

This agenda item was moved up per request of Ms. Sielski. Mr. Tscheschlok went into discussion about what should drive the decision to use grant dollars to fund specific projects. Mr. Holmes then discussed the challenges of working with owners and redevelopers when their sites were discovered to have contaminants during a Phase I ESA. Mr. Piotrowicz discussed that there is no cookie cutter approach to dealing with owners and redevelopers when they are unhappy with the results of an ESA.

ADVANCING REDEVELOPMENT SITE FLOW CHART

Ms. Presti discussed the flow chart handout and the stages that are used to prepare a site for redevelopment and project completion.

SUCCESS STORY VIDEOS

Ms. Sielski discussed that the Planning & Parks Department had an intern who created videos of several successful redevelopment sites to showcase the projects. Also, Mr. Betry created an online GIS story map that will be used to showcase the projects as well. The videos and story map were presented to the committee for comment.

E.H. WOLF IMPACT ASSESSMENT REPORT (ROI GENERATOR AND IMPACT ANALYSIS)

Mr. Tscheschlok handed out and discussed a report which presented results of the economic and fiscal analysis of the EH Wolf redevelopment project. The report was created by using the Impact Dashboard tool. Discussion ensued.

ROCK FALLS SUMMIT

Mr. Tscheschlok discussed that twenty two people have committed to attend and that there are nine days left until the summit. He went on to discuss the purpose and scope of the summit.

85 **USEPA DEBRIEFING ON REVOLVING LOAN FUND APPLICATION**

86 Ms. Sielski handed out a summary of the debriefing she had with the EPA about the Revolving Loan Fund
87 application and why it wasn't awarded. The EPA stated that normally a score for an application like this would
88 have been funded but it was based on who reviewed the application. Only one application in the region was
89 awarded.

90
91 **STATUS UPDATE OF CURRENT PROJECTS – COALITION MEMBERS**

92 Coalition members provided updates on the current projects.

93
94 **DISCUSSION OF UPCOMING SRC MEETING**

95 Ms. Sielski mentioned that the next meeting is tentatively scheduled for November 14th at 10:30am in Slinger.

96
97 **PUBLIC COMMENT**

98 No Comment.

99
100 **ADJOURNMENT**

101 Mr. Heidtke adjourned the meeting at 12:17 P.M.

102
103 Ray Heidtke, Chairperson
104

DRAFT

**WASHINGTON COUNTY
SITE REDEVELOPMENT STEERING COMMITTEE**

Richfield – Richfield Fire Station No. 2
4166 Hubertus Road, Richfield, WI 53033

November 14th, 2018
10:36 a.m.

Present: Ray Heidtke, Jessi Balcom, Christian Tscheschlok, Lisa Maylen, Jim Healy, Adam Gitter

Excused: Justin Drew, Curt Pitzen, John Walther

Absent: Frank Carr, Mark Piotrowicz, Jolena Presti, Rick Binder, Josh Schoemann, Jamie Ludovic

Also Present: Jackie Mich - Vandewalle & Associates, Dave Holmes – Stantec, Deb Sielski, Deputy Planning & Parks Dept. Administrator, Tyler Betry, Planning & Parks Dept. Planning & Parks Analyst, Samantha Theisen, Planning & Parks Intern

Chairperson Heidtke called the meeting to order and read the Affidavit of Posting at 10:36 a.m.

INTRODUCTIONS

Chairperson Heidtke asked that everyone introduce themselves that were present.

MINUTES OF September 5, 2018

Mr. Heidtke presented the minutes from the last meeting.

Moved by Ms. Maylen, seconded by Mr. Heidtke, to approve the minutes of September 5, 2018. Motion carried.

DISCUSSION OF THE STATUS OF FY2017 GRANT BUDGET

Ms. Sielski discussed grant summary handouts which consisted of the allocated and unallocated money for Task 2, Task 3, and Task 4 and associated project specific funds.

CONSIDERATION OF BUDGET REALLOCATIONS

Ms. Sielski discussed the consideration of reallocating the following grant funds:

1. \$32,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - \$10,000 for Stantec and \$22,000 for Vandewalle to attend SRC and PMT meetings, provide assistance with reports, complete fact sheets, etc. for remainder of grant period. This reallocation will need to be approved by the US EPA Project Officer.
Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$32,000 for Outreach & Involvement. Motion carried.

- 77
- 78 2. \$2,150 from Task 3 (Phase II ESAs) to Task 0 (Programmatic Activities) – for Vandewalle to provide
- 79 assistance with required US EPA quarterly reporting. This reallocation will need to be approved by the
- 80 US EPA Project Officer.
- 81 **Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$2,150 for**
- 82 **Programmatic Activities. Motion carried.**
- 83
- 84 3. \$3,762 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) - for EDWC to complete
- 85 Rock Falls Summit microsite. The funding for this was approved by the US EPA Project Officer on
- 86 8/9/2018 but the reallocation will need to be approved.
- 87 **Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$3,762 for**
- 88 **Outreach & Involvement. Motion carried.**
- 89
- 90 4. \$10,000 from Task 3 (Phase II ESAs) to Task 5 (Outreach & Involvement) for the development of SRP
- 91 Sustainability Strategies. The proposal was partially approved by the USEPA on Sept. 21, 2018, with
- 92 full approval provided once the reallocation request is reviewed and approved by the US EPA Project
- 93 Officer.
- 94 **Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$10,000 for**
- 95 **Sustainability Strategies. Motion carried.**
- 96
- 97 5. \$3,000 in funding needed to complete preparation and submittal of the petroleum ED forms to WDNR,
- 98 and to complete the Phase I ESA.
- 99 **Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$3,000 for Phase I**
- 100 **ESA. Motion carried.**
- 101
- 102 6. \$25,000 in funding for completion of a Phase II environmental site assessment. It should be noted that the
- 103 scope of the project will not be known until Phase I is completed, but for now it is believed this is reasonable
- 104 scope until further evaluation.
- 105 **Moved by Mr. Healy, seconded by Ms. Maylen, to approve the reallocation of \$25,000 for Phase II**
- 106 **ESA. Motion carried.**
- 107
- 108 7. 9,500 in funding for use in performing remedial planning activities for the Former Barton School Property
- 109 (the “Property”) located in the City of West Bend.
- 110 **Moved by Mr. Tscheschlok, seconded by Mr. Healy, to approve the reallocation of \$9,500 for**
- 111 **WDNR Remediation and Redevelopment Program. Motion carried.**
- 112

113 **ROCK FALLS SUMMIT DISCUSSION**

114 Mr. Tscheschlok discussed the survey results and the notes taken from the summit. The results were related

115 with the third budget reallocation in regards to the Rock Falls Summit microsite.

116

117 **SRP SUSTAINABILITY STRATEGY DISCUSSION**

118 Ms. Sielski discussed the SRP sustainability strategies.

119

120 **PACE WISCONSIN - NEW BROWNFIELD PROVISION**

121 Mr. Tscheschlok discussed the handout and what he has discovered during research of the PACE program for
122 redevelopment projects and how they could be related to Washington County's need of long-term funding for
123 industrial brownfield properties. Ms. Sielski discussed the prospect to bring in a PACE representative next
124 meeting to better answer questions.

125
126 **STATUS UPDATE OF CURRENT PROJECTS – COALITION MEMBERS**

127 Coalition members provided updates on current projects. Members reported that the Barton School
128 redevelopment project is moving forward and that Hartford is putting together an eligibility determination for
129 the main street project. West Bend members announced over 1 million in funding approval from RDA and West
130 Bend Mutual to finance projects like the west bank river walk, the downtown theatre, the baseball fields, and
131 the MOWA campus area redevelopment.

132
133 **DISCUSSION OF UPCOMING SRC MEETING**

134 Ms. Sielski mentioned that the next meeting is tentatively scheduled for February 19th at 8:30am in West Bend
135 Moraine Park Technical College.

136
137 **PUBLIC COMMENT**

138 No Comment.

139
140 **ADJOURNMENT**

141 Mr. Heidtke adjourned the meeting at 11:35 P.M.

142
143 Ray Heidtke, Chairperson

Attachment C

SRP Sustainability Strategy Timeline

Site Redevelopment Program Sustainability Strategies

As outlined in the *Goals for Washington County Site Redevelopment Program – FY2017 Grant*, sustainability of the Site Redevelopment Program is of high importance to the SRC and Coalition Members. This SRP sustainability strategy will strengthen the program demonstrating to investors, redevelopers and lenders that Washington County has a robust sustainable program to help secure future investments into redeveloping brownfield sites throughout the County. Washington County, Coalition Members, local governments, the business community and residents will all benefit from a sustainable Site Redevelopment Program. Creating the SRP Sustainability Strategy Action Plan will be completed in 2020 followed by implementation.

Site Redevelopment Sustainability Strategy – 3 Components

Inventory, Site Selection & Prioritization Strategy
Communications & Marketing Strategy
Financial Sustainability Strategy

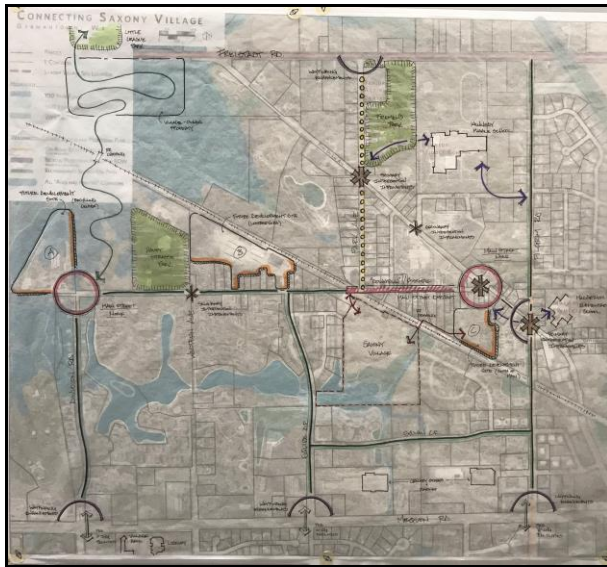


Attachment D

Village of Germantown US EPA Technical Assistance

US EPA Technical Assistance for Village of Germantown

The County received direct technical assistance from the US EPA Land Revitalization Program to help design a Connectivity Plan for the Village of Germantown centered on Saxony Village, currently under construction on a remediated brownfield site that utilized the SRP funding for site assessment. A series of workshops took place in November 2018 with key community stakeholders. Final report will be forthcoming.



*US EPA Technical Assistance for Village of
Germantown Connectivity Plan*



Washington County Site Redevelopment Program



PRESS RELEASE

Nov. 4, 2018

Contact: Debora Sielski, Deputy Planning and Parks Administrator

US EPA Provides Land Revitalization Technical Assistance to Washington County and Village of Germantown

Washington County will receive direct technical assistance from the US EPA Land Revitalization Program to help design a draft Connectivity Plan for the Village of Germantown.

The Connectivity Plan will center on Saxony Village, a multifamily development currently under construction on a remediated brownfield site that utilized the County Site Redevelopment Program for site assessment. Located just west of Germantown's historic Main Street District and at the south terminus of Park Avenue, the development will be a highly-visible project with important impacts on the community's mobility systems. The design effort will create a bike and pedestrian Connectivity Plan with a general study area defined along the following corridors:

- Park Avenue, running from Freistadt Road on the north to the Saxony Village site on the south
- Main Street, from Division Road on the west to Fond du Lac Avenue on the east
- Squire Drive, from Main Street on the north to Mequon Road on the south
- Pilgrim Road, from Main Street on the north to Mequon Road top the south

Secondary street and primary trail connections from Saxony Village to adjacent residential neighborhoods and open spaces will also be included at a more general level than the study area corridors.

The study area corridors connect a number of important community sites, including Haupt Strasse Park, the Main Street District, Fireman's Park, the Gehl Foods Performing Arts Pavilion, Kennedy Middle School, the Senior Activity Center, and the Mequon Road commercial area, to Saxony Village. Enhancing streetscapes, providing pedestrian and bike facilities, and including green infrastructure features along the study area corridors is intended to be a catalyst for future development in downtown Germantown and adjacent neighborhoods, and leverage existing and planned amenities throughout the Village. The Connectivity Plan will also help inform the design features and character of future street improvement construction projects throughout Germantown.

The Connectivity Plan design will be led by a team of professionals contracted by the US EPA. A series of workshops including a visioning and site pin-up meetings will be held in early November with key community stakeholders. The final Connectivity Plan will be discussed at an upcoming Plan Commission meeting.

More information on the County's Site Redevelopment Program can be found on the County's website at www.co.washington.wi.us/SRP.



Attachment E

Former Niphos Coatings Remediation

Former Niphos Coatings

Village of Slinger – Site of the US EPA emergency clean up in 2012. The remediation was completed by Reese and Stantec is currently working to complete and submit site closure request by end of January for WDNR review. Anticipate case closure by April 2019. Stantec is currently working with Vandewalle & Assoc. and the Village of Slinger to consider redevelopment scenarios.



Niphos Before – Exposed soil contaminated with arsenic and PAHs.



Niphos After - Contaminated soil removed and replaced w/clean fill & topsoil. Working with Stantec to complete and submit closure request by end of January for WDNR review and anticipate case closure by April 2019.

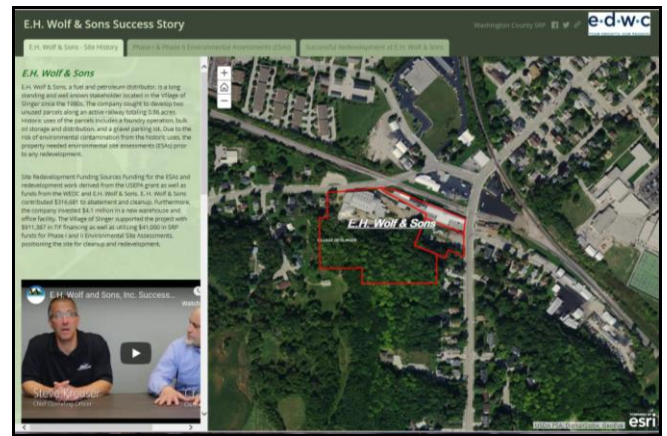


Attachment F

SRP Success Story Video/ArcGIS Story Map

Site Redevelopment Success Story Video's and ArcGIS Story Map

- Completed several success story videos for E. H. Wolf & Sons and Saxony Village
<https://www.youtube.com/watch?v=CyZ0VcHbt18>
- Created an online SRP Success Story ESRI story map on the Washington County Web Application Gallery at:
<http://washingtoncowi.maps.arcgis.com/apps/MapSeries/index.html?appid=79aeb565abf34db8bc5273c77fd769e8>



SRP Success Story Map on County Web Application Gallery